

LAND USE ELEMENT

1. Introduction

The City of Issaquah is primarily located on a valley floor bordered by the steep, forested hillsides of Tiger, Squak and Cougar mountains and by the southern end of Lake Sammamish. The heart of the community is the City's historic downtown. Issaquah Creek and the Fish Hatchery are the predominant presence throughout the city center. Public buildings and amenities create a central campus of destination facilities and areas for community interaction.

Diverse residential neighborhoods and commercial areas fill in the valley's floor. Historic housing areas, multifamily complexes and newer suburban neighborhoods extend the community's characteristic ties to its natural environment. Open spaces, trees, landscaping, parks and recreational areas are interspersed throughout the City. Established neighborhoods are nestled in the surrounding tree-covered hillsides, in close proximity to newer urban villages surrounded by open space environments.

A variety of business uses coexist. The tree-lined Gilman Boulevard, the historic downtown and newer retail complexes combine to meet the needs of residents. The City is the beneficiary of the economic vitality provided by diversity of economic activity; from small to large retail stores; cultural and recreational attractions; and commercial offices that range from home businesses to international corporate headquarters.

The City has invested generously in public parks, open space and recreational properties. Municipal facilities allow a high level of service to residents. Protection of the City's quality of life, natural environment and the small town atmosphere of its downtown core have been major themes in land use decisions.

The Land Use Element of the Comprehensive Plan is the central element for the entire planning process. The land use patterns are what determine the character of the City, and the types and locations of future development and redevelopment. Land use patterns also determine the traffic patterns and the ability or inability to effectively alter those patterns over time. The Comprehensive Plan's Land Use Element is the first step towards defining the unique City character and individual communities by

establishing the general framework for the future pattern of growth and development. The Land Use Code, the Zoning Map and other municipal regulations are the second step in the implementation process, creating rules and regulations to further accomplish the vision identified in this plan.

2. Growth Management Act Requirements

The Growth Management Act (GMA) lists planning goals that shall "guide the development and adoption of comprehensive plan and development regulations" (RCW¹ 36.70A.020). All the GMA planning goals relate in some way to the Land Use Element; however, the planning goals specific to this element are:

- GMAT-1.** "reduce the inappropriate conversion of undeveloped land into sprawling, low-density development";
- GMAT-2.** "encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner";
- GMAT-3.** "encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts"; and

¹ Revised Code of Washington

GMAT-4. “identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.”

In addition to the planning goals, the Growth Management Act requires the Land Use Element to:

GMAT-1. Designate the proposed general distribution and general location and extent of the land uses, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, and other land uses.

GMAT-2. Identify population densities, building intensities and estimates of future population growth.

GMAT-3. Provide for protection of the quality and quantity of ground water used for public water supplies.

GMAT-4. Review of drainage, flooding, and storm water run-off² in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state.

3. Vision and Values

Sustainability Vision: In Issaquah we are striving to achieve the highest possible quality of life for today’s citizens and for future generations. Quality of life means livability – a livable community enjoyed by all where natural resources and the environment are protected, the economy is healthy and vibrant, and citizens are supported, active, and contributing. We recognize that Issaquah is not an island; in order to grow and live sustainably, we must connect to and cooperate with our neighbors. The way we live our lives is a cornerstone of a sustainable Issaquah.... *Measuring What Matters in Issaquah (Sustainability Sounding Board, recommendations March 20, 2009)*

3.1 Land Use Vision.

GOAL-1. Issaquah is committed to encouraging growth in a manner that enhances the value and character of existing business and community investments. Land uses will continue to protect the quality of life the community holds dear and the physical environment we treasure.

GOAL-2. Transportation enhancements will improve the City’s traffic congestion and maximize local opportunities to use convenient transit, bicycle, shuttle, trolley and pedestrian facilities. Improved linkages to these facilities will provide access to transportation alternatives.

GOAL-3. Innovative development policies will provide diverse housing that will meet the growing demand for urban moderate and low cost housing. Policies will encourage retention of the City’s economic vitality and strive to create a balance between job-creation, available affordable housing and new demands on the transportation system.

GOAL-4. Municipal operations will be dedicated to enhancing the community’s water and air quality, protection of critical areas and water resources, and provision of efficient public services to maximize public safety.

GOAL-5. Municipal facilities will be developed in a fashion that does not overextend the community’s ability to pay for needed facilities or decrease service levels below locally established minimum standards. Land use policies and development regulations will allow for and accommodate growth in a manner that is fiscally conservative, responsive to the community, and protective of the natural environment.

3.2 Land Use Values.

GOAL-1. The Issaquah community values its historic small town charm and its natural setting, both of which make Issaquah a unique place to live.

GOAL-2. The City’s unique character will be retained and enhanced through a balanced growth strategy, which promotes a diversity of jobs and housing.

² See Public Services and Utilities Element

4. Existing Conditions

The population of the City was 31,150 persons as of April 1, 2012. Population growth in Issaquah consistently has been greater than the King County average

4.1 Population. The City's population growth over the planning period has been recorded from the year 2000 to 2012. The growth rate is estimated using King County's projected 0.5 percent annual growth rate from 2011 to 2031 and taking into account the planned developments of the Urban Villages, the Issaquah Highlands, Talus, and the Rowley Properties, which are in the development "pipeline."



These projections include the numerous annexations since 1995. Issaquah's population in 1995 was 9,530. The population within the City is expected to grow to at least 38,492 by the year 2031. Much of this growth is attributable to the Urban Villages; Issaquah Highlands, Talus, and the Rowley Properties; and to the annexation of North Issaquah, Providence Point/Hans Jensen, and the Greenwood Point areas.

The population within the remaining Potential Annexation Areas is expected to grow to over 12,000 by 2031. The population within the remaining Potential Annexation Areas can be attributed primarily to Klallam or with more limited numbers in the East Cougar Mountain area (see Table L-2).

4.2 Tree Canopy. The City of Issaquah has a rich heritage of wooded areas such as the Tradition Plateau Natural Resource Conservation Area, the Talus Native Growth Protection Area, other Native Growth Protection Easements and residential areas that include many significant trees. Preservation of these trees is important to maintain the character of Issaquah and consistent with the American Forest Association recommendation that suburban residential areas maintain an overall tree canopy of 50% to offset the urban heat island effects and reduce Carbon Dioxide (CO₂) emissions.

Issaquah conducted an initial Tree Canopy survey in 2008 using aerial photography flown for the City in 2006. This preliminary estimate determined that there is roughly a 51% Tree Canopy in the City limits. This translates that 51% of the City limits are covered with trees. The survey includes estimates of areas that are 100% tree canopy and low density residential areas estimated to be at 26% canopy. This survey provides an initial Tree Canopy benchmark, so that the City is able to monitor and maintain our Tree Canopy in future years.

Issaquah conducted a more detailed Tree Canopy survey in 2011 using more recent aerial photography. This study found that approximately 48.1% of Issaquah's land area is covered by trees. The report also determined "possible planting areas" and the split between coniferous and deciduous tree coverage. This survey used a different methodology than the initial survey in 2008 and so direct comparisons are not possible.

4.2a Urban Forestry and Open Space Management. Urban forests improve air quality, absorb rainwater, improve biodiversity and provide shade, beauty and privacy. They provide shelter to animals and recreational areas for people, moderate local climate, slow wind and stormwater, and provide shade for homes and businesses to conserve energy.

Urban Forestry is the overall resource management practice that includes the long term care of trees and their associated understory plantings. It addresses tree care in natural open space and within the essential urban environment. Management challenges for the City include maintaining tree inventories, quantifying and qualifying the benefits of trees and their associated vegetation, minimizing costs, maintaining public support, and establishing workable regulations for trees on public land, and providing education on good management practices for private land owners. Urban Forestry in Issaquah needs to address the management of trees on two distinct levels.

- Street Trees, planter islands and landscape trees in developed areas form the framework of Urban Forestry in the City. Urban environments often create difficult conditions for the maintenance of tree health, including limited root and canopy space, poor soil quality, inconsistent water, light and heat, as well as pollution and mechanical and chemical damage to trees. Special consideration of these trees in the built environment needs to be addressed.
- Native Growth Protection Easement and other open space areas offer different resource management challenges. A guideline for the continued maintenance of these areas needs to be addressed through an Urban Forestry and Open Space Management Plan. Preservation of the forest ecosystems is essential to maintaining the forest function and often includes the necessity to do restoration work. Removal of invasive plants, planting of appropriate trees and understory and maintaining adequate drainage and watering of trees during their establishment are all critical to the end product of a healthy forest ecosystem.

An Urban Forestry Management Plan should address the preservation and maintenance of public areas that sustain trees and their related understory. It should also provide education and incentives for good management practices for private land owners responsible for Native Growth Protection Areas and other natural and urban open space.

4.3 Carbon Footprint. A Carbon Footprint assesses the greenhouse gas (GHG) emissions created by activities within the City limits. A preliminary inventory of Issaquah's carbon emissions was completed in February 2009 in partnership with ICLEI (Local Governments for Sustainability). The preliminary inventory will be analyzed for accuracy as the City continues to develop a Climate Action Plan to reduce carbon emissions. The inventory is the first step needed to set a base line measurement of carbon emissions. Setting a carbon reduction goal, developing an action plan and beginning carbon reduction measures are the next steps. As these steps are taken, the Comprehensive Plan's strong sustainable development and climate change policies provide the framework for the related sustainability indicators, targets and monitoring needed to reduce carbon emissions.

5. Regions of the City

Issaquah is divided into fifteen subareas in order to facilitate planning and discussion and has six Potential Annexation Areas.

5.1 Subareas. Issaquah is divided into fifteen subareas in order to facilitate planning and discussion (See Figure 2: City of Issaquah Subarea Map):

Each subarea has an existing character that will be retained and, in some subareas, enhanced, through the vision, goals and policies set forth in the Comprehensive Plan and the implementing regulations and documents. More discussion regarding each subarea can be found in the Land Use Background Report (Volume 2).

- Squak Mountain
- Sycamore
- Olde Town
- I-90
- Lake Tradition
- Issaquah Highlands
- North Issaquah
- Providence Point/Hans Jensen
- Greenwood Point

- Gilman
- Newport
- Montreaux
- Park Pointe
- Talus
- Tibbetts Creek

5.2 Potential Annexation Areas. As part of the Growth Management Act, areas within the greater King County Urban Growth Boundary are intended to be served by urban services. Potential Annexation Areas (PAAs) are unincorporated areas within the Urban Growth Area (UGA) that are adjacent to the City, and to which the City is expected to provide public services and utilities before 2022. For planning purposes, the City has identified five adjacent areas for potential annexation into the City that have not yet been annexed (see Figure 3: Potential Annexation Areas Map)³:

- East Cougar Mountain
- Klahanie
- Lake Sammamish State Park
- McCarry Woods
- King County Island

5.2.1 General Phasing. Specific annexation dates have not been identified for each PAA for two reasons. First, the timing of any particular annexation will depend on its consistency with the annexation criteria established in Policy L-5.4. Second, an annexation may include all or part of a PAA. Smaller PAAs may be annexed as a whole; while larger PAAs such as Klahanie may be annexed over a period of time through a series of separate, phased annexations.

As of January 2003, Issaquah had annexed 3,196 acres, which represents a 90 percent increase in the geographical size of the City since adoption of the Comprehensive Plan in 1995. (The City was 5.62 square miles in 1995.) The three largest annexations were Issaquah Highlands (previously known as Grand Ridge (870 acres)), Talus (660 acres) and North Issaquah (1,024 acres). Approximately half of the annexed areas were undeveloped and only 2,580 residents joined the city as a result of the annexations. See the History of Annexations Map (Figure 4) and Annexations 1990-Present Map (Figure 5).

The Greenwood Point area was annexed to the City of Issaquah as of March 2, 2006 adding 3,712 people and approximately 403 acres to the City's total area. These numbers were included in the 2007 calculations.

An area adjacent to Highlands Drive was annexed to the City of Issaquah as of March 31, 2008, adding no people and approximately 9 acres to the City's total area. These numbers were included in the 2008 calculations.

The area known as Issaquah Pointe, adjacent to Issaquah Highlands, was annexed to the City of Issaquah as of March 24, 2011, adding no people and approximately 35 acres to the City's total area. It was annexed as part of a series of actions to implement transfer of development rights from Park Pointe, resulting in City ownership of and a conservation easement on the 100+ acre Park Pointe site.

With the exception of implementing standing interlocal agreements, two additional annexations are anticipated in the near future. These are the annexation of McCarry Woods, previously Issaquah 69; and the annexation of the southern portion of Issaquah Middle School, which remains an unincorporated island. Annexation of the remaining PAAs is expected to be spread out over the remaining sixteen years of the planning cycle. The timing of any particular annexation will depend on the consistency of the annexation with the criteria in Policy L-5.4. Generally, upon annexation, PAAs should have City zoning comparable to the County's existing zoning unless a Pre-annexation Agreement for a different zone has been approved by the City Council.

³ A summary of each Potential Annexation Area can be found in the Land Use Section of Volume 2.

6. Development Constraints

Issaquah has a number of natural features that limit the amount of land available for development. Many of the City's sensitive areas provide valuable ecological functions and therefore need to be protected to ensure their ecological functions are not compromised. The following are some of the major development constraints found in the City.

6.1 Hillsides. The City is located primarily on a valley floor that is surrounded by steep hillsides formed by Tiger, Squak and Cougar Mountains and by the southern end of Lake Sammamish. Much of the City's early development occurred on the flat, valley floor, which now has limited room to accommodate new development. As a result, much of the more recent development has occurred on the adjacent foothills. However, the hillsides tend to have steep slopes (ranging from 20 to 40 percent), which have been and will continue to be a constraint to future hillside development.

6.2 Water.

6.2.1 Surface/Storm Water. Flooding is the most significant stormwater issue affecting the City. There are few topographic barriers to impede flooding in the lowermost part of the basin because the City is situated on a broad, fan shaped accumulation of stream sediments. As a result, occasional flooding can occur resulting in damage to structures along Tibbetts Creek and both the main channel and East Fork of Issaquah Creek.

The City has addressed stormwater and floodplain management through several ongoing programs. In 1996 the Issaquah Creek Basin and Nonpoint Action Plan was approved jointly by the City and King County, establishing goals for managing the water resources in the watershed. This plan emphasized goals which include: prevention of increased flooding, actions that reduce flooding risks to human life and health, and reduction of property damage. The City's efforts towards effective floodplain management is reflected in an exceptionally high rating in FEMA's Community Rating System, a program that reduces flood insurance costs to city residents if a community implements regulations and programs that reduce flood risks and damages. The City in 2004 updated the FEMA floodplain maps along Issaquah Creek to facilitate improved management of floodplain areas.

6.2.2 Water Quality. Another significant issue is that the water quality of Issaquah Creek and Tibbetts Creek is deteriorating from the effects of urban development, agricultural and forest practices, and other non-point pollution sources such as failing on-site septic systems. Coordinated inter-governmental solutions emphasizing education, regulation, implementation of best management practices, monitoring and enforcement are necessary to prevent further degradation and to restore surface water quality.

The Puget Sound Action Team's 2000 Water Quality Plan contains many recommendations on stormwater management policy and regulation, as does King County's Surface Water Design Manual and Department of Ecology's Stormwater Management Manual for Western Washington.

6.3 Groundwater Supply. Groundwater is the primary source of public water supply for Issaquah and the East Sammamish Plateau. The nature of the Issaquah Valley groundwater system makes the area particularly susceptible to contamination because no surface layer provides intrinsic protection from contaminants. As such, protection is provided by keeping pollutants, such as accidental spills or intentional dumping, from reaching the ground. However, the potential for contaminants is present given the fact that urban land uses are situated directly over the aquifer and I-90 passes within a few hundred feet from the area's major production wells. Consequently, an aggressive program of aquifer protection is needed, including restricting or prohibiting land uses or activities that could potentially contaminate the

aquifer recharge areas in the event of an accidental spill or dumping. Furthermore, the City will need to take measures to ensure that the recharge ability of the aquifer is not compromised as development in the City continues.

6.4 Natural Resource Lands and Critical Areas. The City has mapped, in the Natural Resource Lands and Critical Areas Map Folio, the known critical areas and the natural resource lands within and surrounding Issaquah. The maps are not all-inclusive and will be revised and amended as additional information becomes available through additional area-wide studies and/or project specific site studies. The City also has regulations that address development in or around critical areas. “Critical Areas” include the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. The City will endeavor to protect its critical areas through regulatory measures and through other means such as encouraging low impact construction techniques for future development.

7. Growth Targets and Development Capacity

The County, through the King County Countywide Planning Policies, establishes housing and job growth targets for the different entities under its jurisdiction. The adopted targets are numbers that cities must accommodate through land use designations and zoning. Issaquah’s adopted housing and jobs targets were adopted on April 5, 2010, for the planning period from 2006-2031. The new Growth Targets are set for Issaquah to accommodate the following new housing units and jobs:

Housing Units	5,750
Jobs	20,000

Simply put Issaquah’s land use designations and zoning districts need to accommodate 5,750 new housing units and 20,000 new jobs within the 2006 – 2031 planning period. To meet Issaquah’s growth targets, these new housing units and jobs are not required to be built however the zoning must be able to accommodate the target numbers.

Land use inventories are done to help establish the housing and job targets. The inventories are also used to assess existing conditions and future needs to accommodate the City's permanent (housing) population and jobs targets. Inventories were completed in 1995, 2001 and 2006. Table L-1 provides a summary of the land use inventories conducted in 1995 and 2006.

Table L-1
Potential Housing Unit and Commercial Area Capacity within each Zoning Designation

	Housing Capacity (Households)		Commercial Capacity (Square Feet/Estimated Jobs)	
	1995 Zoning Designation	2006 Zoning Designation	1995 Zoning Designation	2006 Zoning Designation
Conservancy Residential	0	0	0	0
Single Family Estates (1.24 units/acre)	11	43	0	0
Single Family-Suburban (4.5 units/acre)	432	319	0	0
Single Family-Small Lot and Single Family Duplex (7.26 units/acre)	260	376	0	0
Multifamily-Medium (14.52 units/acre)	780	189	0	0
Multifamily-High (29 units/acre)	658	468	0	27,271 sq ft / 54 jobs
Mixed Use Residential (14.52 units/acre)	n/a	42	0	0 sq ft / (8) jobs
Cultural Business District	110	(2)	453,119 sq ft	122,222 sq ft/ 272 jobs
Professional Office	0	84	149,367 sq ft	316,223 sqft / 580 jobs
Retail	111	164	314,284 sq ft	401,989 sq ft / 738 jobs
Intensive Commercial	0	0	492,836 sq ft	496,027 sq ft / 1,072 jobs
Light Industrial ¹	0	0	NA	NA
Pipeline Projects (Urban Villages, Park Pointe and Hyla Crossing) ²	578	5,285	NA	4,907,000 sq ft / 16,388 jobs
Units lost in commercial redevelopment	NA	(69)		
Total:	2,940	6,899	2,257,228 sq ft	6,270,732 sq ft / 19,096 jobs

Source: Ryan Planning Resources (1995) and City of Issaquah Planning Department (1994 and 2006)

1. All properties zoned Light Industrial were rezoned to Intensive Commercial in 2002, thereby removing the Light Industrial zoning district from the City.
2. Anticipated growth on platted lots and in pipeline projects was included in the 1994 and 1995 land use inventories as expected capacity. The 2006 inventory includes pipeline projects as capacity in each zoning designation. (For example, the Issaquah Highlands Urban Village has the capacity and has been approved for 3,250 new households.

Table L-2 Population and Household Projection

				Current Population ¹ and Households (HH)			Estimated Population & Household Growth - April 2, 2011 to April 1, 2031 (current growth target) Based on an estimated 0.5% annual growth from April 1, 2011 to April 1, 2031 plus Council approved growth in the Urban Villages								
	OFM Average ¹			As of April 1, 2012			Estimated April 1, 2015			Estimated April 1, 2020			Estimated April 1, 2031		
Area	Occup. Rate	Persons/ HH	Acreage ⁴	Units	HH	Population	Units	HH	Population	Units	HH	Population	Units	HH	Population
					Units x Occup.	HH X Persons/HH		Units x Occup.	HH X Persons/HH		Units x Occup.	HH X Persons/HH		Units x Occup.	HH X Persons/HH
Issaquah minus Villages	0.92	2.33	5,637	9,606	8,870	20,690	9,765	9,004	21,002	10,012	9,231	21,532	10,576	9,752	22,746
Highlands ²	0.92	2.33	918	3,327	3,068	7,155	3,900	3,596	8,388	4,600	4,241	9,893	4,600	4,241	9,893
Talus ³	0.92	2.33	667	1,306	1,204	2,809	1,720	1,586	3,703	1,837	1,693	3,955	1,837	1,693	3,955
Rowley ⁴	0.92	2.33	78	0	0	0	0	0	0	250	231	538	500	461	1,075
Issaquah with Villages - Total	0.92	2.34	7,222	14,253	13,142	30,654	15,385	14,186	33,089	16,699	15,397	35,914	17,513	16,148	37,666
Estimated Group Quarters ⁶						496			548			635			826
Total Estimate						31,150			33,637			36,549			38,492
2012 Official OFM Population ¹				31,150											
Population History / Projection															
OFM & Census	1995	2000	2010	2010 - 2012			2012- 2015			2015 - 2020			2020 - 2031		
	9,530	11,212	30,434	Approx. % increase			7.98%			8.66%			5.32%		
				Avg. yearly %change			2.59%			1.67%			0.58%		
Potential Annexation Areas (PAAs)															
PAA'S	Occup. Rate	Persons/ HH	Acreage	Units	HH	Population	Units	HH	Population	Units	HH	Population	Units	HH	Population
Middle School			5		Units x Occup.	HH X Persons/HH		Units x Occup.	HH X Persons/HH		Units x Occup.	HH X Persons/HH		Units x Occup.	HH X Persons/HH
E. Cougar Mt. ⁷	0.97	2.63	776	82	80	209	83	81	212	85	83	218	90	88	230
McCarry Woods		0.00	40	0	0	0	0	0	0	0	0	0	0	0	0
Klahanie ⁸	0.97	2.80	1,245	3,954	3,844	10,781	4,014	3,902	10,943	4,115	4,000	11,219	4,347	4,226	11,852
Lake Samm. State Park		0.00	512	0	0	0	0	0	0	0	0	0	0	0	0
King County Island		0.00	28	0	0	0	0	0	0	0	0	0	0	0	0
PAA Subtotal			2,601	4,036	3,924	10,990	4,097	3,983	11,156	4,201	4,083	11,437	4,437	4,314	12,082
Issaquah and the PAAs				18,289	17,066	42,140	19,482	18,169	44,792	20,899	19,480	74,986	21,951	20,462	50,574

1. The Washington State Office of Financial Management (OFM) provided the 2012 Population figures as of April 1, 2012, including the estimated Occupancy Rate and Persons/Household.
2. Highlands build-out based on 1996 development agreement, Appendix K Capital Facilities Plan. Also includes Issaquah Point/WSDOT TDR area including 500 enhancement units.
3. Talus build-out is based on the 12/16/99 development agreement, Appendix I Capital Facilities. No further infill is projected after the expected build out estimated by 2020.
4. Rowley build-out is based on 2011 development agreement, Appendix K Housing. Unit estimates are for planning purposes only and may not reflect the intentions of Rowley Properties, Inc.
5. Citywide Right-of-way areas are not included in the acreage calculations.
6. Group Quarters include facilities such as dormitories, nursing homes etc. Estimate is updated annually and includes the Urban Villages. Projections are based on a 3.5 % yearly increase.
7. East Cougar Mountain estimates are based on 2012 King County Assessor data on housing units with the occupancy and HH size from the 2010 Census. A 0.5% housing unit growth rate is applied.
8. Klahanie PAA estimates are based on the unit and population counts completed in the 2010 U.S. Census (3,915 units and 10,674 people). A 0.5% household growth rate is applied.
9. Future estimates reflect a higher rate of growth than the 0.5% annual housing unit growth rate due to buildout of the urban villages.

Projected Housing Growth	Actual Housing Growth				Units		Estimated Growth of Units				
	2006	2007	2008	2009	2010		2015		2020		2031
ADJUSTED GMA PROJECTIONS using 2010 unit count as base (High)					12,573	13,272	13,972	14,671	15,370	16,909	18,447
GMA PROJECTED Housing Growth Targets 2006-2031 (Medium)	9,418	9,648	9,878	10,108	10,338	10,913	11,488	12,063	12,638	13,903	15,168
Estimated 0.5% annual increase (Low)					12,573	12,732	12,890	13,053	13,216	13,589	13,961
Actual Growth	9,418	9,916	12,168	12,441	12,573						

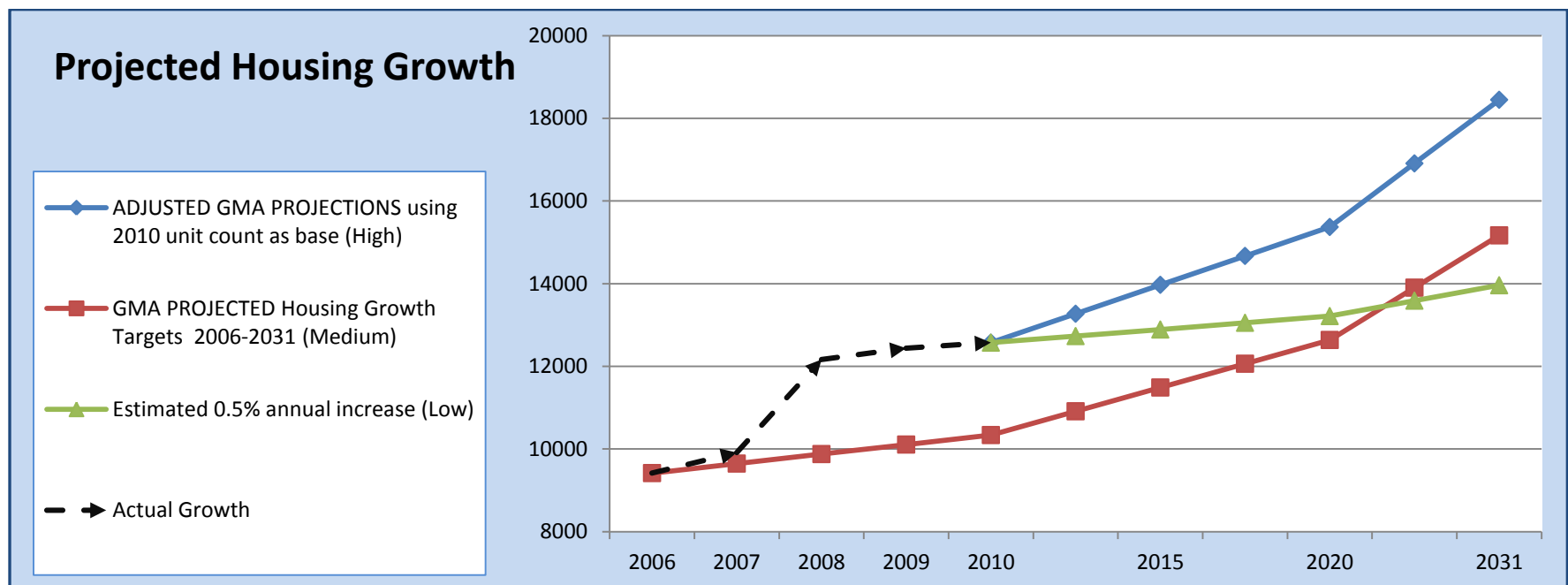


Table L-3 – Land Use Designations: Purpose and Intent

Land Use Designation (Comprehensive Plan) & related IMC zoning district(s)	Land Use Designation “intent statements”
Conservancy TP-NRCA Tradition Plateau – Natural Resource Conservation Area C-Rec – Conservancy Recreation	The purpose and intent of this designation is to protect and preserve natural systems; wildlife habitat areas; water quality; restoration and enhancement of damaged ecological systems; archaeological, cultural and historic resources; and environmentally critical areas. This designation shall also protect “Urban separators” which are permanent low density lands which protect adjacent resource lands, rural areas, and environmentally sensitive areas and create open space corridors within and between urban areas which provide environmental, visual, recreational and wildlife benefits. Designated urban separators shall not be redesignated in the future (in the 20 year planning cycle) to other urban uses or higher densities.
Community Facilities CF-OS Community Facilities – Open Space CF-R Community Facilities – Recreation CF-F Community Facilities – Facilities	The purpose and intent of this designation is to provide for public benefit uses on publicly owned property. The Community Facilities Designation includes public land, such as City, county, school district, special district, state, and Federal land that is being used or planned for public benefit.
Low Density Residential C-Res Conservancy Residential (1 du/5 acres) SF-E Single Family Estates (1.24 du/acre) SF-S Single Family Suburban (4.5 du/acre) SF-D Single Family Duplex (SF: 7.26 du/acre; Duplex: 14.52 du/acre) SF-SL Single Family Small Lot (7.26 du/acre)	The purpose and intent of this designation is to provide a variety of housing types and densities within a full range of urban services. The primary use in this designation is housing. The appropriate density of the individual residential zoning districts is based on the availability of urban services and the proximity to local streets, arterials and pedestrian access. <i>Those areas with critical areas shall be appropriate for low density residential, with the intent to protect environmentally critical areas from impacts associated with more intensive development. These environmentally critical areas are valued as a community resource, both for conservation purposes and public enjoyment; provided, that the environmentally critical areas are protected, low density single family residential use may be appropriate.</i>
Multifamily Residential MF-M Multifamily Medium (14.52 du/acre) MUR Mixed Use Residential (14.52 du/acre) MF-H Multifamily High (29 du/acre)	The purpose and intent of this designation is to provide for a variety of residential dwellings in direct proximity to commercial/retail services and within full range of urban services, including transportation alternatives and pedestrian access. This designation also provides a transition area where both residential and commercial/retail uses with limited impacts can co-exist. <i>Traffic generated from high density multifamily use should not adversely impact areas designated low density residential.</i>
Retail PO Professional Office CBD Cultural & Business District R Retail	The purpose and intent of this designation is to provide a variety of office, commercial and retail uses. Primary uses include commercial activities and services for the City's local service area. <i>This designation includes the Cultural & Business District which primary purpose is to combine business, cultural and civic activities into a cohesive downtown core that promotes pedestrian usage and enhances the historic design and traditional neighborhood scale.</i>
Commercial IC Intensive Commercial M Mineral Resources	The purpose and intent of this designation is to provide areas for commercial services and light industrial uses and mineral extraction and processing.
Office/Low Density Residential PO Professional Office SF-E Single Family Estates	The purpose and intent of this designation is to provide a transitional area where both office and single family uses can co-exist, meanwhile allowing residential uses to remain on large lots where office uses may develop in the future.
Urban Village UV Urban Village: The UV designation recognizes that master planning of larger parcels provides the opportunity for mixed use development, clustering, phasing of infrastructure, and protection of critical areas. The UV designation is implemented by the adoption of a UV development agreement and UV zoning by City Council, or when the City Council authorizes the negotiation of a development agreement and sets specific goals that will support the public interest and are consistent with the Comprehensive Plan. A UV development agreement has been adopted for Issaquah Highlands and Talus.	The purpose and intent of this designation is to encourage innovative uses, sites and comprehensive planning of large land parcels to provide opportunities for: reasonably priced housing; enhanced public services and concurrency; infrastructure solutions and improvements; and creative land development through clustering, permanent preservation of wetlands and other natural areas, integration of recreational facilities and phasing of infrastructure.

8. Community Character

Issaquah is a growing city that is determined to retain the positive attributes and quality of life associated with a small town community. Yet the City continues to feel the pressures and changes associated with increased development and traffic congestion.

Through several community meetings, the citizens of Issaquah identified those distinctive aspects of the community that are representative of the character of Issaquah. Natural features such as Issaquah Creek and the surrounding Issaquah Alps as well as historic features like Pickering Farm and Fish Hatchery were identified as important elements, or “treasures”, that contribute to Issaquah’s overall sense of community. (For a complete listing of the City recognized Treasures, see Land Use Element Background Report Appendix 2 in Volume 2).



These Treasures help define Issaquah's character as they represent a link between the past, the present and the future.

Together with the citizens and neighborhoods, they make Issaquah a desirable city in which to live, work and visit.

9. Goals, Objectives and Policies

LAND USE GOAL L-1: Establish a pattern of development that maintains and enhances the quality of life within the community and sets the framework for a sustainable community by addressing environmental, economic and social issues by:

- Goal L-1.1.** Protecting Issaquah's natural environment and scenic beauty;
- Goal L-1.2.** Creating a diversity of high quality places to live, work, shop and recreate;
- Goal L-1.3.** Providing for active public participation;
- Goal L-1.4.** Requiring provision of the City's level of service for public services and public facilities and concurrent transportation facilities as a requirement of development approval within the City's Urban Growth Area;
- Goal L-1.5.** Requiring multi-modal transportation as a key to a successful land use pattern which concentrates development, emphasizes pedestrian orientation, supports transit service, reduces the consumption of fuel and land, and reduces emissions which contribute to climate change; and
- Goal L-1.6.** Annexing areas within the City's Urban Growth Area to ensure compatibility with City standards and development regulations while providing for provision of the City's level of service for public services, public facilities and concurrent transportation facilities.

LAND USE GOAL L-2: Sustainable community development and climate change initiatives: Develop a Climate Action Plan in collaboration with local and regional partners that provides direction for Issaquah’s reduction of City-wide greenhouse gas emissions while supporting sustainable community development principles. The Climate Action Plan should:

- Goal L-2.1.** Incorporate sustainable community development as an integral part of all City and Community functions to ensure Issaquah’s ability to meet future needs;
- Goal L-2.2.** Actively address climate change by requiring reductions in greenhouse gas and carbon dioxide equivalent emissions in all land uses and providing incentives for innovative climate solutions which advance the City towards a carbon neutral community, as keys to sustainable community development;
- Goal L-2.3.** Include local data and evaluation from the City’s carbon footprint studies; and
- Goal L-2.4.** Include strategies and implementation measures for reducing emissions, including but not limited to the adoption of best available practices for land use, transportation, utilities and public services, green building, urban tree canopy retention and other areas of sustainable development.

Natural Environment & Amenities

OBJECTIVE L-1: Land uses within the City shall maintain and enhance the natural environment and amenities of the City and surrounding area.

Natural Environment and Amenities Policies:

L-1.1 Maintain and enhance the natural environment: The Land Use Code shall maintain and enhance the natural environment and amenities to:

- 1.1.1** Provide incentives to concentrate new growth in the Olde Town, Gilman and Newport Subareas and in appropriate Potential Annexation Areas;
- 1.1.2** Require clustering of buildings within developments to provide the maximum consolidated pervious surface, open space, efficient extension of urban services, and protection of critical areas and their buffers;
- 1.1.3** Preserve the natural forested character of Issaquah by:
 - 1.1.3.1** Implementing citywide targets to achieve and maintain an overall tree canopy coverage of 51% within the City Limits.
 - 1.1.3.2** Establishing educational programs and providing informational brochures to inform citizens of the value of retaining tree coverage in the City.
 - 1.1.3.3** Implementing sustainable tree protection measures in City owned Open Space in keeping with Comprehensive Plan Policies L-7.3 City Owned Land.
 - 1.1.3.4** Limiting the clearing/grading, size of development and the number of buildings within clusters permitted on hillsides to preserve the forested hillside view from the valley
 - 1.1.3.5** Minimizing tree disturbance and clearing during site preparation;
 - 1.1.3.6** Encouraging the retention of open space on steep slopes, promontories, ridgelines and summits;
 - 1.1.3.7** Encouraging the retention of forested linear open space corridors running from the valley floor;
 - 1.1.3.8** Balancing the use of minimal grades to minimize visual impacts on roadway and utility corridors with the desire to minimize vegetative clearing and with other environmental goals;
 - 1.1.3.9** Promoting the use of colors and textures which blend with the natural setting; and
 - 1.1.3.10** Locating buildings and other improvements away from prominent lines of sight from the valley floor.
 - 1.1.3.11** Develop an Urban Forestry Management Plan to establish guidelines that will ensure a sustainable Tree Canopy within the City including existing and proposed Native Growth Protection easements and other preserved open space and planted areas throughout the

City.

- 1.1.3.12** Implement, monitor and adapt the performance guidelines of the Urban Forestry Management Plan to ensure a sustainable Tree Canopy and the continued health of the vegetation, soils and habitat associated with the trees.
- 1.1.3.13** Establish street tree requirements.
- 1.1.4** Permit small scale agriculture, horticulture and hobby farm activities to continue where existing or where such uses would not adversely impact critical areas or the character of the surrounding area;
- 1.1.5** Provide a zoning overlay for urban separators that would designate them as areas of permanent low density or of little development. These lands shall not be redesignated in the future to other urban uses or higher densities;
- 1.1.6** Consider off-site transfer of development rights, on-site density transfers and variances to protect the property rights of landowners with critical areas; and as an incentive for protecting forested hillsides that are not defined as “steep slopes” by the Land Use Code;
- 1.1.7** Prohibit the inappropriate conversion of undeveloped land into sprawling, low density development through clustering uses and structures, on-site density transfers, and considering the establishment of minimum densities;
- 1.1.8** Require protection of critical areas. “Critical Areas” include the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas, as defined in RCW 36.70A.030 (5);
 - 1.1.8.1** Identify and protect habitat networks that are aligned at jurisdictional boundaries through inter-jurisdictional cooperation;
 - 1.1.8.2** Maintain adequate forested and vegetative buffers along critical areas, riparian areas and fish and wildlife habitat areas.
 - 1.1.8.3** Critical Area protection shall include measures for a net improvement in Critical Area functions in the review of new development and for re-development.
 - 1.1.8.4** Include aquifer recharge areas as an element of the critical areas, riparian areas and fish and wildlife habitat areas.
 - 1.1.8.5** Include aquifer recharge areas as an element of the critical area regulations and require stormwater infiltration.
- 1.1.9** Work with the appropriate jurisdictions to address issues related to water levels of the North Fork of Issaquah Creek in the summer months.
- 1.1.10** Implement the critical areas regulations by focusing future growth in the following:
 - 1.1.10.1** Areas with no or minimal environmentally critical areas;
 - 1.1.10.2** Vacant platted lots in areas with existing public facilities;
 - 1.1.10.3** Areas where infill and redevelopment can occur with less environmental impacts due to the degree of existing development; and
 - 1.1.10.4** Areas where clustering development can protect environmentally critical lands;
- 1.1.11** The City's wetland protection regulations shall include the following:
 - 1.1.11.1** Reference the currently adopted Federal Manual for Identifying and Delineating Jurisdiction Wetlands as minimum standards;
 - 1.1.11.2** Include any wetland that is recognized by another regulatory agency or jurisdiction in the City's wetland protection ordinance; and,
 - 1.1.11.3** Coordinate with King County to establish a countywide wetland classification system.

L-1.2 Balance: Balance urban development and the health and safety of citizens against the value associated with the protection of the natural environment, significant trees and environmentally critical areas;

- 1.2.1** Coordinate land use planning and management of fish and wildlife resources with affected State agencies and federally recognized tribes;
- 1.2.2** Ensure efficient use of land, provide housing opportunities and support efficient use of

infrastructure through the use of the City's household targets as achieved through the land use designations and through funding of the Capital Facilities Element's Capital Improvements list;

- 1.2.3 Ensure that all development is consistent with the City's vision through the implementation of the Land Use Code, critical areas regulations and other development regulations.
- 1.2.4 Ensure that adequate tree preservation is addressed to maintain City tree canopy coverage.

L-1.3 Issaquah Basin Plan: Support the following goals adopted in 1996, of the Issaquah Creek Basin and Nonpoint Action Plan, or as amended:

- 1.3.1 Prevent increased flooding by:
 - 1.3.1.1 restricting new development in flood prone areas;
 - 1.3.1.2 establishing standards to minimize peak discharges and durations of storm water runoff;
 - 1.3.1.3 purchasing development rights for floodplain properties that are vested but not built, when economically feasible;
 - 1.3.1.4 allow no new building construction within the FEMA designated floodway.
- 1.3.2 Eliminate flooding that is hazardous to human life and health by:
 - 1.3.2.1 identifying hazardous flooding zones;
 - 1.3.2.2 acquiring and relocating residences within hazardous flooding areas;
 - 1.3.2.3 warning people about hazardous flooding conditions;
 - 1.3.2.4 improving arterial road stream crossings to reduce their flooding potential.
- 1.3.3 Reduce property damage from flooding over the long term by:
 - 1.3.3.1 acquiring or relocating structures when economically feasible;
 - 1.3.3.2 constructing setback berms where particularly effective;
 - 1.3.3.3 providing assistance for flood-proofing and elevating structures in the floodplain;
 - 1.3.3.4 improving the local drainage system to reduce the extent and duration of flooding.

L-1.4 Mountains to Sound Greenway: Support the goals of the Mountains to Sound Greenway Project (see Land Use Appendix, Volume 2).

L-1.5 Shoreline Master Program: The goals and policies of the City's adopted Shoreline Master Program (SMP) shall be considered an element of this Comprehensive Plan. All other portions of the SMP, including use regulations, shall be considered part of the City's development regulations.

L-1.6 Endangered Species: Preserve riparian habitat in compliance with the Endangered Species Act.

- 1.6.1 Streamside Property: Explore methods to provide incentives to streamside property owners for enhancement of riparian habitat.
- 1.6.2 Coordination: Coordinate with Washington Department of Natural Resources and Ecology, King County and adjacent jurisdictions to implement the Endangered Species Act.

L-1.7 Best Available Science (BAS): Critical area regulations and the Shoreline Master Program shall be based on Best Available Science as defined by the rule issued by Washington State Office of Community Development.

Resource Lands

OBJECTIVE L-2: Maintain opportunities for agricultural and resource land, uses or activities; encourage compatible uses adjacent to resource lands which support the use of the resource; and minimize conflicts among uses. Identify and classify resource lands as defined by the Washington Administrative Code Chapter 365-190 (or, as amended) Minimum Guidelines to Classify Agriculture, Forest, Mineral Lands and Critical Areas.

Resource Lands Policies:

L-2.1 Agricultural Lands: Lands within the Issaquah Creek and Tibbetts Creek Valleys, which are identified as having "prime" agricultural soils, shall be considered for small scale agricultural uses. Such uses shall use best management practices to protect water quality and potential fish/wildlife habitat of the adjacent stream.

L-2.2 Forest Lands: Conserve productive forest resource lands and ensure that forest practices use best management practices to protect surface water quality and potential fish and wildlife habitat of adjacent streams, and minimize impact to the Issaquah viewscape of forested hillsides.

2.2.1 Forest Practices Application: Exercise the option to impose a six year development restriction for forest landowners who do not state their intent to convert at the time of Forest Practice application. For cases in the City's PAA where land under development restriction is sold, the City shall encourage King County to develop means to ensure the buyers are alerted to the development restrictions.

2.2.2 Conversion of property from Forestry Practice: Amend the Land Use Code to require an administrative review to determine whether development restrictions should be placed on those properties which did not state intent to convert the property at the time of a Forest Practice Application, or who do not harvest the site according to the City's regulations relating to its clearing and grading standards.

L-2.3 Mineral Resource Lands: Existing mining and quarry activity (using best management practices) should be continued after annexation. The mineral resource potential of any property already within the City should be realized through pre-development activities (for example, clearing, grading and site preparation). In this regard, the City's 1990 "Mineral Resource Lands" designation, for purposes of RCW 36.70A.170, designates properties with mineral resource potential to be realized through pre-development activities.

L-2.4 Coordination: The City shall coordinate with Washington State Department of Natural Resources and King County to ensure the conservation of forest resource lands, compliance with Forest Practice Act permit requirements, and implementation of best management practices.

L-2.5 Best Management Practices (BMP's): Require mineral extraction and processing operations and agricultural practices to implement best management practices to reduce environmental impacts and mitigate any remaining impacts. The City's concept of best management practices includes provisions in the Basin Plan and Wellhead Protection Plan.

Neighborhoods

OBJECTIVE L-3: The City's residential areas shall reflect a variety of neighborhood types, lifestyles and community amenities.

Neighborhoods Policies:

L-3.1 Existing neighborhoods: Protect the existing character and scale of Issaquah's neighborhoods through:

- 3.1.1** Maintaining compatibility with the existing scale and character through development standards including: pervious surface ratio, density, setbacks, height, location of garages and parking areas, design standards, landscaping, and pedestrian linkages;
- 3.1.2** Requiring that duplexes, where permitted, retain the character and scale of a traditional single family unit;
- 3.1.3** Encouraging reuse or remodeling of residential units rather than demolition, where appropriate, through development incentives or land use regulations; and
- 3.1.4** Encouraging new trails and viewing points along Issaquah Creek while being sensitive to existing single family residential areas.
- 3.1.5** Commercial/Retail / Office Uses: Discourage commercial, retail and office development except of a small scale that are intended to serve individual neighborhoods.

L-3.2 Traditional Elements Overlay Zone: Overlay zones for the City shall be prepared that establish appropriate Traditional Design Elements for designated neighborhoods throughout the City.

L-3.3 Mixed Use Neighborhoods: Mixed use neighborhoods shall be encouraged in appropriate zones throughout the Gilman, Newport, I-90 and Olde Town Subareas as established in the Land Use Code.

- 3.3.1** Encourage the establishment of entrepreneurial operations such as recreational and entertainment facilities and bed and breakfasts to serve Issaquah residents and visitors to the City throughout the mixed use neighborhoods.

L-3.4 New Neighborhoods: Establish development regulations that require, where feasible, proposed newly developed neighborhoods to incorporate:

- 3.4.1** Traditional Design Elements;
- 3.4.2** Park and pedestrian areas;
- 3.4.3** Non-motorized links to all areas of the neighborhood;
- 3.4.4** Neighborhood hubs; and
- 3.4.5** Residential mixed use.

L-3.5 Neighborhood Hubs: Establish overlay zones for appropriate subareas to allow for neighborhood hubs. The Land Use Code shall establish development and design regulations for neighborhood hubs, including:

- 3.5.1** Convenience services including bus stops (or intra-transit), Mom & Pop scale groceries, day care, cafes; however, gas stations are not included;
- 3.5.2** Building size ranging from approximately 1,500 square feet for a single family hub to 5,000 square feet for a multifamily hub. The Land Use Code may consider larger hubs to serve a larger area;
- 3.5.3** Location within residentially zoned areas and within 1/4 mile of surrounding residential;
- 3.5.4** Site design limiting parking spaces and encouraging pedestrian/bicycle access;
- 3.5.5** Limitation on hours of operation;
- 3.5.6** Architectural design standards compatible in scale and character to the surrounding neighborhood;

- 3.5.7** Mixed use developments, which provide residential with ground floor commercial uses as appropriate neighborhood hubs.

L-3.6 Neighborhoods and Principal Arterials. Principal arterials are necessities in neighborhood areas for providing traffic movements into, out of, and through the City; however, arterial design shall not take precedence over the preservation of the character of residential neighborhoods and open space. The following criteria shall be taken into consideration when making improvements to new and existing arterials.

- 3.6.1 Land Use Aspects:** Land uses shall be maintained when designing arterials by adhering to the following criteria:

3.6.1.1 Commercial/Retail/Office Uses: New principal arterials should be designed to move vehicles as efficiently as possible by limiting access to commercial/retail/office uses. If the arterial serves a new community or urban village, the site design for future commercial/retail/office uses should be placed “inward” to serve residents rather than fronting on the arterials.

3.6.1.2 Access: Limit access to arterials. Do not provide direct access from arterials to commercial/retail/office uses.

3.6.1.3 Adjacent Land Uses: Maintain the character of adjacent land uses. For example, principal arterials that are proposed near single family neighborhoods or open space areas should provide the highest degree of noise buffering and visual screening.

3.6.1.4 Rural Lands: Designate permanent open space, where possible, in order to preserve environmentally sensitive lands and existing wildlife corridors. Arterials and access to arterials should not increase the pressure for development or increased land use densities in adjacent sensitive areas or Rural/Residential and Parks/Wilderness Lands; instead, arterials should improve and create wildlife migration opportunities and safe trail connections.

3.6.1.5 Rural Character: Provide a parallel, non-motorized facility rather than adjacent curb, gutters and sidewalk improvements on arterials that are adjacent to rural lands to retain rural character.

3.6.1.6 Linkage of Land Uses: All arterial improvements should include motorized and trail linkages to the City’s trail system.

3.6.1.7 Historic Properties: Designation and protection of historic sites shall be considered in project development and final environmental and design decisions.

3.6.1.8 Urban Growth Boundary: Discourage any changes to the Urban Growth Boundary and increased density of property outside the Urban Growth Boundary along arterials.

- 3.6.2 Arterial Design.** To create the most efficient and least intrusive traffic movements, arterials should be consistent with the following criteria:

3.6.2.1 Capacity: Develop roadway designs that provide adequate capacity to meet adopted City concurrency levels of service and are expandable to meet future needs for increased capacity.

3.6.2.2 Transit: Provide for efficient transit access and mobility. Consider alternate routes for school bus traffic.

3.6.2.3 Air Quality/Noise Pollution: Improve traffic flow to achieve better air quality emission characteristics of the corridor. Designs should minimize air and noise pollution.

3.6.2.4 Multi-modal Function: Arterial road designs should provide for efficient transit access and mobility and allow for safe trail connections to the City and regional trail systems.

3.6.2.5 Park-n-Rides: Consider and allow for future park-n-ride facility locations. Ensure convenient access to and from these facilities to maintain the capacity for efficient movement of transit vehicles.

3.6.2.6 Improvements: Emphasize operations, safety and maintenance such as improvements for pedestrians, bicycles, and left turn pockets, where appropriate.

3.6.2.7 TIP and CIP: Review annually and remain consistent with the City’s six-year CIP and

TIP.

3.6.2.8 King County and Sammamish: Consider King County’s and the City of Sammamish’s transportation Capital Improvement Program and King County and City of Sammamish Comprehensive Plan Policies in the City’s annual review.

3.6.3 Natural System Aspects of Arterials: Implementation of arterial design and land use decision processes shall also consider:

3.6.3.1 Screens and Buffers: Screen and buffer arterials along rural land uses to prevent degradation of adjacent natural resource lands and residential land uses.

3.6.3.2 Flooding. Provide adequate flood conveyance for all structures.

3.6.3.3 Critical Areas: Minimize impacts to all environmental critical areas. “Critical Areas” include the following areas and ecosystems: (a)Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.

3.6.3.4 Water: Avoid harmful disruptions of flood plains, creeks and tributaries.

3.6.3.5 Water Systems: Provide water and ground water systems equal to adopted standards.

3.6.3.6 Street Features: Provide street features that will functionally meet adopted city street standards.

3.6.3.7 Surface water and ground water: Provide for treatment and percolation into the ground water for the full length of the road, as arterials will collect surface water from several locations and convey that water to common points.

Activity Areas

OBJECTIVE L-4: Encourage a mix of commercial, cultural, civic and residential uses that reinforce the community vitality of the commercial, office and service areas which make up the City's Activity Area:

4.0.1 The City's Activity Area includes the following subareas: Gilman, Newport, and I-90.

4.0.2 The Land Use Designation Map (see Figure 1) and Land Use Code shall designate the boundaries, maximum densities and general land uses within the Activity Area;

4.0.3 Activity Areas should receive frequent peak hour transit service;

4.0.4 Activity Areas shall have minimum and maximum parking requirements that reduce the dependence on the SOV and shall encourage bicycle travel and pedestrian activity.

Activity Areas Policies:

L-4.1 Cultural and Business District (CBD):

4.1.1 The Land Use Code shall ensure that development in the CBD zoning district is compatible in scale and character while balancing the need for preservation, redevelopment and infill, and encouraging pedestrian orientation by:

4.1.1.1 requiring commercial store fronts to face the street and sidewalks;

4.1.1.2 encouraging developments, where appropriate, to create new pedestrian oriented public areas such as parks, plazas, recreation areas, outdoor restaurants and cafes, and promenades, and maximize public access to these areas;

4.1.1.3 requiring that public facilities and buildings shall enhance the historic character through design guidelines, criteria and development regulations including height, setbacks, and design features;

4.1.1.4 permitting mixed use buildings and development projects which enhance the vitality of both the commercial and residential character of the CBD;

4.1.1.5 permitting parking requirements to be met by the use of flexible and creative mechanisms

such as allowing on-street parking to credit toward parking requirements, shared parking, and other methods;

- 4.1.1.6 provide for the connection of the CBD and the Olde Town Subarea with other Subareas with a pedestrian/bicycle corridor through mitigation, dedication and other methods.

L-4.2 Additional Subarea Plans: Prepare a Gilman, I-90 and Newport Subarea Plan in conjunction with subarea property owners and the public which encourages a variety of land uses including residential, commercial, office, retail and other appropriate services to meet the needs of the Issaquah community. Each subarea plan should address:

- 4.2.1 Providing incentives to encourage and promote residential development in the form of cluster and mixed use development;
- 4.2.2 Providing incentives to promote the clustering of commercial, office and residential uses to discourage strip development;
- 4.2.3 Requiring that regional commercial uses and services be located with direct arterial access to I-90 to preserve the local transportation system with the exception of those regional uses and services located in the CBD and Olde Town Subarea;
- 4.2.4 Establishing design standards and regulations for commercial, office and residential uses which include the following:
 - 4.2.4.1 require pedestrian oriented internal site circulation;
 - 4.2.4.2 require building orientation towards streets;
 - 4.2.4.3 encourage on-site structured parking buffered from adjacent uses;
 - 4.2.4.4 require site and building plans that fully integrate residential, commercial and office components of development;
 - 4.2.4.5 require landscaping and buffering of development integration;
 - 4.2.4.6 require focal points such as public plazas, parks, recreation facilities, or other pedestrian oriented natural or architectural features, as appropriate, given the size and scale of individual projects;
 - 4.2.4.7 require architectural design and development regulations that define the character and scale of the buildings;
 - 4.2.4.8 minimize impervious surface coverage, and maintain and/or enhance natural features or functions such as streams, wetlands and aquifer recharge areas;
 - 4.2.4.9 permit a variety of building heights limited to 5 stories (45 to 65 feet);
 - 4.2.4.10 permit residential densities based on a balanced project mix and mitigating environmental impacts;
 - 4.2.4.11 permit hotels and/or convention centers or institutional uses, such as a hospital or higher education facility, as part of the allowed intensive commercial component of a development;
 - 4.2.4.12 require a transit center or regional transit station within larger employment areas which is inter-connected to developments by a network of pedestrian walkways and bicycle paths. The transit center and/or development shall be required to provide bike parking/storage facilities.
 - 4.2.4.13 require that site and building designs be pedestrian oriented with provisions for transit and automobile access.
 - 4.2.4.14 encourage Bed and Breakfast and Country Inns to integrate with public developments including public gardens, parks, and pedestrian and bicycle trails to connect with other subareas. Refer to the Economic Vitality Element, Policy EV-2.3 for more details.
- 4.2.5 Permit parking requirements to be met by the use of flexible and creative mechanisms such as allowing on-street parking to credit toward parking requirements, shared parking, and other methods;
- 4.2.6 Provide for the connection of the Olde Town Subarea with other Subareas with a pedestrian/bicycle corridor through mitigation, dedication and other methods;
- 4.2.7 Encourage and promote redevelopment, infill and retrofitting of non-constrained under-utilized

parcels, parking lots, and buildings into mixed use through incentives. These incentives could include flexible methods to meet parking requirements, density bonus for the provision of public places and pedestrian orientation, structured parking, and off-site storm water detention management;

- 4.2.8 Require new and redeveloping projects to place buildings and their entrances facing the street, with the parking area limited to the rear, the side or below grade. Where possible, pedestrian oriented frontage roads should be created along the front of existing strip commercial buildings;
- 4.2.9 Permit transit centers in all commercial, office and mixed use zones, and establish design and development criteria such as:
 - 4.2.9.1 require inter-connection with other transit centers within the City, neighborhood hubs, and residential areas, and require inter-connection to the pedestrian/bicycle network. Bike parking/storage facilities shall be required;
 - 4.2.9.2 allow for a mix of convenience services to occur at transit centers, including park-&-ride lots, small scale grocery, and day care;
 - 4.2.9.3 require site and building design to provide automobile access while establishing pedestrian/bicycle orientation and circulation;
- 4.2.10 Permit small scale home occupations in residential areas in compliance with design and development regulations that preserve the character and scale of the neighborhood.
- 4.2.11 Encourage and support multi-modal forms of transportation linking subareas and providing alternatives to the single occupancy vehicle.

L-4.3 Transfer of Development Rights (TDRs). The City of Issaquah shall consider the transfer of development rights (TDR) on a site-specific basis. The sending and the receiving sites shall follow the process of review as established in the Issaquah Municipal Code.

- 4.3.1 A TDR sending site shall be determined based on its' potential for public benefit such as preservation of :
 - open space
 - areas of historical and environmental significance
 - critical areas
 - shoreline areas
 - forested hillsides
 - wildlife habitat
 - creek side restoration sites
 - aquifer recharge areas
- 4.3.2 A TDR receiving site shall be determined based on its' potential to support the effects of increased density such as neighborhood and environmental impacts, critical area constraints, infrastructure and utility capacity and other related issues. The receiving sites should also have a potential economic benefit for the surrounding area.
- 4.3.3 The sending and receiving sites from Potential Annexation Areas (PAAs) may be identified in their adopted sub-area plan.

Regional Coordination & Annexation

OBJECTIVE L-5: Use the Countywide Planning Policies as a basis for regional coordination and land use decisions. Pursue the annexation of the City's Potential Annexation Areas to accommodate the City's projected growth, apply the City's development and environmental regulations, and provide efficient services to the Issaquah community.

Regional Coordination and Annexation Policies:

L-5.1 Coordination:

- 5.1.1 **Adjacent Rural Areas:** Work with King County, the City of Sammamish, and the State of

Washington to ensure that the Black Nugget Road, Issaquah Highlands, and Tradition Plateau Hillside rural areas maintain their rural character in perpetuity.

- 5.1.2 Regional Funding:** Proactively coordinate with regional jurisdictions and agencies to ensure that regional funding priorities do not overlook the needs of Issaquah.

L-5.2 Potential Annexation Areas:

- 5.2.1 Establishment of Potential Annexation Areas (PAAs):** The following areas are designated as the City's Potential Annexation Areas (see Figure 3): East Cougar Mountain, McCarry Woods, Klahanie, Lake Sammamish State Park, and the King County Island.
- 5.2.2 Interlocal Agreements for PAAs:** Establish an interlocal agreement with King County regarding the development of land within the City's Potential Annexation Areas which defines the potential land use, zoning, growth phasing, urban services, design standards, impact mitigation requirements, and conformance with the Countywide Planning Policies. For those PAAs which are largely undeveloped, annexation to the City should be encouraged prior to development review and permitting within the County. However, if the development commences prior to annexation to the City, the interlocal shall require that the development review and permit approval for subsequent projects within these undeveloped areas be done by the City.
- 5.2.3 Establishment of Potential Impact Areas:** The following areas are designated as being within the City's Potential Impact Areas (PIA): Issaquah Creek Basin (south of I-90), Issaquah School District, the area of the East Sammamish Plateau which is bordered by Inglewood Hill road to the north, the UGA to the east and is adjacent to the Issaquah School District's northern boundary. These areas affect the City, and as such, the City shall establish review criteria for the review of development proposals under consideration. A PIA/PAA development review process has been established in the City/County Memorandum of Understanding.

L-5.3 Annexation, Concurrency and Consistency:

- 5.3.1 Primarily Undeveloped Land.** Primarily undeveloped land in the City's PAA should be annexed prior to or concurrently with development review and permitting in order to receive the full range of City services and ensure compatibility with City standards and development regulations. The timing of annexation should be determined by the criteria in Policy 5.4. The timing of development shall be determined by existing City policies including Level of Service and development standards
- 5.3.2 Primarily Developed Land:** Primarily developed land in the City's PAA shall be annexed according to the criteria in Policy L-5.4. Annexation should include a schedule for providing urban services and facilities within an established time frame, as determined by the City through the annexation process. A plan for implementing City standards and development regulations shall also be established through the annexation process.
- 5.3.3 All PAAs:** When the annexation process and development review process are occurring concurrently, urban services should be provided prior to occupancy of new development at the City's level of service (LOS). In addition, a schedule and financing plan to correct existing service deficiencies should be defined through the annexation process. Transportation deficiencies should be addressed within six years from the time of annexation.
- 5.3.4 Urban Growth Areas:** Annexation should be required before extending City utilities, except extensions outside the City may be made in response to a health emergency or threat to the City aquifer. The timing of annexation should be determined by the criteria in Policy L-5.4.

L-5.4 Annexation Phasing Criteria:

5.4.1 Service Provision - Boundaries:

- 5.4.1.1** Annexation boundaries should be drawn according to the geographic and fiscal ability of the City to provide services.
- 5.4.1.2** The annexation area should be adjacent to the City and provide a logical City boundary.

- 5.4.2 Service Provision - Fair Share:** The annexation area should be able to pay its determined fair

share of required services and should not have a negative financial impact on the City.

5.4.3 Provide Community Solutions: The annexation area should help meet necessary residential or commercial/industrial expansion needs of the City and, in some cases, provide solutions to other community concerns such as aquifer protection or the efficient provision of public services. Annexation can also provide for parks and other community amenities and allow for a variety of housing to meet the community's needs.

5.4.4 Control Development Impacts to Community: The annexation should allow the City to control impacts of development on:

- 5.4.4.1** land use, including density, design, signage, landscaping and open space provisions;
- 5.4.4.2** surface and groundwater (wellhead protection and aquifer recharge area and flooding);
- 5.4.4.3** critical areas and natural resources;
- 5.4.4.4** parks and recreation;
- 5.4.4.5** utilities;
- 5.4.4.6** transportation;
- 5.4.4.7** housing;
- 5.4.4.8** schools;
- 5.4.4.9** economic vitality; and
- 5.4.4.10** Issaquah's Treasures.

5.4.5 Mutual Benefit for City and Annexation Residents: The annexation should provide mutual benefit to City residents and the annexation area to: enhance the provision of the items listed in the above criteria; to lessen impacts to all of the items listed in above criteria {5.4.4}; manage impacts; and provide local representation.

5.4.6 Maintain Existing LOS: The City should be able to extend urban services to the annexation area while maintaining the existing LOS for city residents.

L-5.5 Land Use Code: The Land Use Code should:

- 5.5.1** Continue to permit quarry and mining operations in the Mineral Resources Zoning District of the City, ensure that other existing quarry and mining operations and natural resource industries are permitted through annexation to the City, ensure that the mineral resource potential of property within the Intensive Commercial District may be realized through pre-development activities (for example, clearing, grading and site preparation), and ensure adequate reclamation and enhancement of the site once such activities cease.
- 5.5.2** Establish minimum and maximum densities or comparable zoning for designated urban lands in the City's PAAs. Attainment of densities may be limited by environment or physical constraints;
- 5.5.3** Discourage the provision of interim infrastructure or services in designated urban areas in the City's PAAs such as community drain fields and water systems or individual wells and septic systems;
- 5.5.4** Consider phasing mechanisms and/or incentives to promote the timely and logical progression of development in the City's PAAs to ensure service provision according to the City's level of service. Priority should be given to the development of vacant land and the infill and redevelopment of land located in or adjacent to areas with available infrastructure capacity or services.

L-5.6 Cooperation: Foster cooperation with all affected parties during the annexation process by:

- 5.6.1** Responding to community initiatives for annexation;
- 5.6.2** Informing property owners in annexation areas and City residents of the potential benefits, obligations and requirements which may be imposed prior to and as a result of annexation;
- 5.6.3** Working with annexation proponents to develop annexation boundaries which follow logical community and geographic boundaries;
- 5.6.4** Coordinating with adjacent jurisdictions, property owners within an annexation area and special purpose districts to ensure the efficient provision of urban services during the annexation transition period.

Adoption & Amendments

OBJECTIVE L-6: Adoption and Amendments of Land Use Designation Map and Comprehensive Plan: The City shall identify a variety of land uses and zoning districts which provide a balanced community in which to live, work, shop and recreate.

Adoption and Amendments Policies:

L-6.1 Establishment of Land Use Designations: Adopt the Land Use Designation Map (see Figure 1) which identifies general land uses, boundaries of these land uses, and maximum densities which will be used to guide future development.

L-6.2 Amendments: Amendments to the Land Use Designation Map or the Comprehensive Plan shall be considered by the City Council once a year, except for those amendments which meet certain criteria established under state law {RCW 36.70A.130(2)(a)}. All amendment proposals shall be considered by the Council so the cumulative effect of the various amendment proposals can be considered {RCW 36.70A.130(2)}. The annual update to the Capital Facilities Element's capital facilities/funding listing shall be implemented within the City's annual budget adoption process. The annual amendment shall also include the update of the Land Use Designation Map and related information for any annexations which have occurred the previous year. Upon annexation, development review and approval for parcels within those annexation areas may occur without waiting for the Comprehensive Plan Amendment.

6.2.1 Amendments to Comprehensive Plan Text and/or Policy: Those amendments to the Comprehensive Plan text and/or policies shall be implemented through the appropriate amendment process of the specific development regulation or ordinance which addresses said amendment. For example, amendments to the Capital Facilities Element's capital facilities/funding listing shall be implemented within the City's annual budget adoption process, and amendments to the School District capital facilities plan related to the collection of impact fees shall occur during the City's review process.

6.2.2 Amendments to the Land Use Designation Map:

6.2.2.1 Processing Fee: Amendments to the Land Use Designation Map shall include the same processing fee as required by a reclassification/rezone application to cover the cost of adjacent property owner notification, public notification in a local newspaper, and staff time to prepare the amendment rationale. Such amendments initiated by the City shall not include this processing fee.

6.2.2.2 Reconsideration: After the application deadline for amendments, the Planning Policy Commission (PPC) shall review all amendment proposals. Amendments that have been considered in the previous five years may be deemed by PPC to warrant no further consideration due to no changed circumstances. When PPC forwards recommendations for proposed amendments to City Council, those amendments not considered by PPC shall be noted. Council may remand any amendment proposal to PPC for reconsideration.

6.2.2.3 Legislative Remapping: Amendments to the Land Use Designation Map shall be implemented through a subsequent process titled "Legislative Remapping." The process for legislative remapping is within the Land Use Code. The process shall include notification of the adjacent property owners from said area of legislative remapping, a public hearing before the final decision is made, and a change to the official City Zoning Map as necessary.

6.2.2.4 Urban Village: At such time as an Urban Village Development Agreement is approved by City Council, the Comprehensive Plan's Land Use Designation for the area covered by the Agreement shall be considered to be Urban Village consistent with the provisions of the Agreement. The Land Use Code's Zoning Map would reflect the Urban Village zone upon the effective date of the Development Agreement.

L-6.3 Establishment of Zoning Districts: The Land Use Code shall establish the zoning districts and the related development and design standards

Implementation of Sustainability

OBJECTIVE L-7: Implementation of Sustainable Community Development Principles: Adopt a multiyear Strategic Work Program to implement Sustainable Community Development Principles related to land use, urban design, energy, transportation, resource conservation, air quality, stormwater management, critical area protection, utilities and public service, urban forestry and other relevant fields. Consider methods to implement relevant non-City programs that contribute to sustainable development.

Implementation of Sustainability Policies:

L-7.1 Strategic Work Program: Adopt a Strategic Work Program that identifies actions to achieve sustainable development and implement these actions through ordinances and other appropriate methods.

- 7.1.1** Inventory existing City programs and resources that indicate sustainable development progress.
- 7.1.2** Identify and address deficiencies in the City's existing sustainable development programs and policies.
- 7.1.3** Identify and address deficiencies of Sustainable Policies in each Comprehensive Plan Element.
- 7.1.4** Develop programs that promote elements of sustainability:
 - 7.1.4.1** Promote elements of sustainability in the natural environment such as expanding non-motorized and alternative transportation modes, sustainable building programs similar to Built Green, LEED™ Certification (Leadership in Energy and Environmental Design), energy and other codes and incentives, recycling, integrated pest management, low impact stormwater measures, aquifer recharge, water conservation, habitat restoration, open space acquisition and other programs.
 - 7.1.4.2** Promote elements of sustainability in the economic environment such as supporting principles of Smart Growth™, providing assistance to the business community and training for the local workforce in ecosystem friendly practices and other programs.
 - 7.1.4.3** Promote elements of sustainability in the social environment such as encouraging affordable housing, promoting community participation in the implementation of the Strategic Work Program and other programs.
- 7.1.5** Monitor the performance of the sustainability indicators to show progress towards meeting their stated goals.
- 7.1.6** Benchmark/Indicators. Evaluate the progress of the Work Program and present the findings to the City Council.

L-7.2 Development Review: Integrate Sustainable Development criteria, requirements and development standards into the Issaquah Municipal Code to ensure that all projects in the City are required to achieve a minimum level of sustainability.

L-7.3 City Owned Land: Manage City owned land in a sustainable manner including:

- 7.3.1** Integrated Pest Management practices on public lands and rights-of-way; to reduce reliance on chemical pesticides, protect endangered species and public health, while also considering public safety, economic, legal and/or aesthetic requirements.
- 7.3.2** A plant health care approach to designing, managing and maintaining landscapes. This approach matches appropriate plants to their respective sites, emphasizes proper site preparation to ensure plant establishment, and promotes long term success with a minimum of artificial inputs.
- 7.3.3** Creekside and wetland restoration programs that improve habitat and decrease flooding potential.
- 7.3.4** Public Education programs that provide an easily accessible source of information regarding

the public stewardship role in a sustainable community.

Climate Change

OBJECTIVE L-8: The City shall identify and develop targets, strategies, regulations and policies to limit the community's impact upon climate change such as through development and redevelopment requirements, improved efficiency, carbon sequestration and other climate solutions.

Climate Change Policies:

L-8.1 Greenhouse Gas Reduction Target: The City is adopting the King County greenhouse gas emissions reduction target: City-wide reduction of greenhouse gas emissions below 80% of the 2007 levels by the year 2050.

When local data can be evaluated, through ICLEI (Local Governments for Sustainability) or other method, local emission targets for Issaquah may replace the King County target. The City's progress on meeting the emissions target should be evaluated periodically using established greenhouse gas emissions protocols and monitoring and assessing the impacts of climate change regionally.

L-8.2 Reduction of Climate Impact. The City shall ensure reduction of climate impacts by implementing actions, policies and regulations that require reduction and mitigation of greenhouse gas and carbon dioxide equivalent emissions in all land uses and by providing incentives for innovative climate solutions which advance the City towards a carbon neutral community.

- 8.2.1** The City should reduce greenhouse gas emissions from all facets of its operations including construction, maintenance and management of City-owned facilities and infrastructure.
- 8.2.2** The City should seek ways for applicants to evaluate and quantify the greenhouse gas emissions of their new development and provide an assessment of potential measures to reduce emissions. Assessments shall use best available science of climate change impacts, through sources such as the University of Washington's Climate Impacts Group and others, and established greenhouse gas emissions protocols. Mitigation measures for impacts to climate change may be determined through the SEPA process.
- 8.2.3** The City should identify and implement programs and policies to reduce greenhouse gas emissions from existing buildings, infrastructure and other emission sources through retrofits and alternative transportation measures and other strategies.

L-8.3 Carbon Footprint Development: The City should complete carbon footprint studies for the community and develop and track progress towards emissions reduction targets.